



Offers Over £330,000
48 Largo Road


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Largo Road

Lundin Links, Leven, KY8 6DH

Boasting a much sought after location, this superb DETACHED FAMILY HOME is set within expansive mature gardens with large drive. Accommodation comprises: Entrance Porch, Vestibule, lounge, formal dining room, modern kitchen, spacious redesigned shower room, four excellent sized bedrooms and upstairs WC. Fabulous private, mature, south facing gardens with Garden room and summer house. External Utility Room. An outstanding family home.





Porch

The property has the rear of the property facing Largo Road, an attractive UPVC external door offers access to the entrance porch. Cupboard with windows allows for storage. Window formation allows for natural light. Further fifteen pane timber and glazed door leads to the hall.

Hall

The hall has internal doors leading to the lounge, dining room kitchen, shower room and south facing Vestibule. A wide staircase rises to the upper level.

Lounge

A well appointed public room with an impressive bay window formation over looking the beautifully landscaped mature gardens. Focal point is an attractive display fireplace with hearth. Recessed alcove with display shelving. Cornice, picture rail decoration.



Kitchen

The kitchen has been replanned and modernised, tiled throughout and enjoying a good supply of high end floor and wall storage units, drawer units, contrasting wood effect wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and mixer taps. Integrated eye level, angled fan assisted electric oven and angled four burner hob with canopy style extractor. Triple window formation over looks the expansive drive. Serving hatch to the dining room.

Dining Room

The dining room is accessed from the main hall and in turn offers access to the inner hall. Window formation over looks the beautiful landscaped gardens. Serving hatch to kitchen. The room is large enough for a good sized dining room table plus additional free standing furniture. Laminate flooring.

Shower Room

The spacious shower room has been completely redesigned, extensively wet wall throughout with facilities comprising low flush WC and wash hand basin set into an attractive modern vanity plus a double shower compartment with shower area and wall mounted German style shower. Chrome finished ladder style heated towel rail.



Inner Hall

The Inner Hall is accessed from the dining room and has two further doors leading to bedroom three and bedroom four.

Bedroom Three

A spacious double bedroom with window formation over looking the enclosed landscape gardens. Recessed alcove with display/book shelving.

Bedroom Four

Presently being utilised as a dressing room with modern wardrobes extending along two walls. Window formation over looks the drive and on towards Largo Road. Recessed alcove with book/display shelving.

Utility

The Utility room is position to the side of the entrance porch. It has its own external access.

South Facing Vestibule

Accessed from the hall with attractive UPVC external door leading to the large landscaped south facing gardens. Quarry tiled flooring. Cloaks hanging space.



Upper Floor

Stairs and Landing

A wide staircase rises to the upper level. A window formation at the turn of the stairs allows for natural light. Low level doors access eave storage space. The landing offers access to bedrooms one and two plus the upstairs WC.

Bedroom One

A fabulous over sized double bedroom with double window formation over looking the enclosed mature gardens. Modern fitted wardrobes with drawer unit plus additional built in cupboard.

Bedroom Two

Similar to bedroom one, a further spacious double bedroom with twin window formation over looking the beautifully landscaped gardens. Modern built in wardrobes. Built in cupboard.

Upstairs Cloak Room WC

The upstairs WC has two piece suite comprising low flush WC and wash hand basin. Vanity shelving.



Gardens

The grounds to the Largo road side of the property has been converted to form an extensive stone chip drive large enough for several vehicles. The enclosed beautifully landscaped south facing main gardens are laid to large lawns, flower beds and shrubberies, mature trees and superb raised terrace patio. Decking area with summer house plus further raised terrace accessing the garden room. Timber shed.

External Garden Room

The external garden room is accessed through double UPVC French doors. Presently being used as a lounge and bar area, but could easily form external office, man cave, she shed etc. Large window formation.

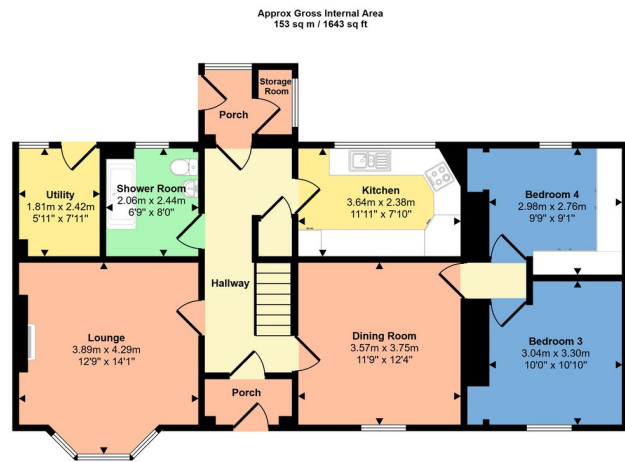
Heating and Glazing

Gas Central Heating, Double Glazing

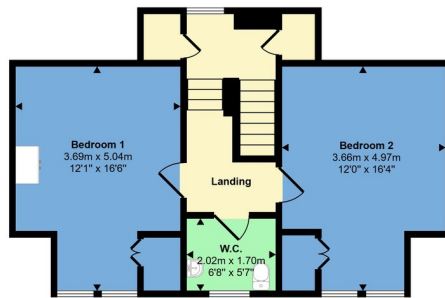
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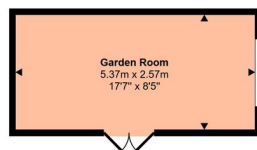




Ground Floor
Approx 88 sq m / 949 sq ft

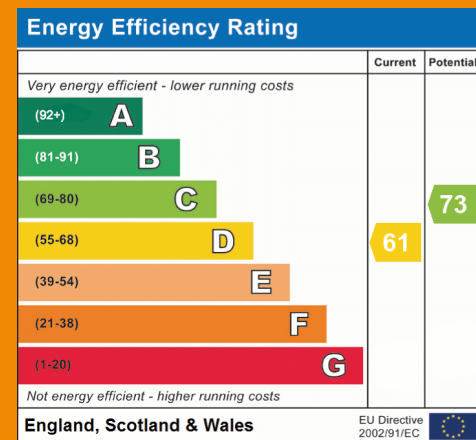


First Floor
Approx 51 sq m / 546 sq ft



Garden Room
Approx 14 sq m / 149 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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